

FULHAM
REACH
LONDON W6



PALMER
HOUSE





A beautiful setting, where everything just flows

Welcome to Fulham Reach, a thriving new neighbourhood in the London Borough of Hammersmith and Fulham on the banks of the River Thames.

This award-winning development features elegant architecture that accentuates the rich heritage of the site alongside beautiful modern homes designed for the future. With incredible residents' facilities in the Tamesis Club that include a swimming pool, spa, and virtual golf as well as riverside walks and wide open spaces, Fulham Reach is one of London's most exciting riverside destinations.



THE CITY

THE SHARD

CANARY WHARF

BUCKINGHAM PALACE

SLOANE SQUARE

KENSINGTON PALACE

HYDE PARK

ROYAL ALBERT HALL

HARRODS

CHELSEA FC

KENSINGTON

EARL'S COURT

SOUTH KENSINGTON

QUEEN'S CLUB

FULHAM REACH
LONDON W6

FULHAM

HAMMERSMITH

HAMMERSMITH UNDERGROUND



HAMMERSMITH FLYOVER

THE RIVER CAFÉ
MICHELIN

BRASSERIE BLANC

THE BLUE BOAT

FULHAM LANDING

CADDI CLUB

SAM'S RIVERSIDE RESTAURANT

RIVERSIDE STUDIOS

FORMER HARRODS FURNITURE DEPOSITORY BUILDING

HAMMERSMITH BRIDGE

RIVER THAMES

Fulham Reach is a high-quality, mixed-use development in a striking riverside location in Hammersmith and Fulham, delivering a vibrant and sustainable environment for residents, visitors and the local community. Just three miles west of central London, many of the Capital's exciting destinations are just moments away.



Enjoy the natural ebb and flow of life



The riverside promenade is the perfect place to take a leisurely walk or a morning run

The beauty of Fulham Reach is that whilst it offers direct access into the City, it is also an exciting destination itself with everything you need just moments from your front door.

Everything you need on your doorstep...



24-HOUR CONCIERGE



RIVERSIDE STUDIOS



SAM'S RIVERSIDE RESTAURANT



THE RIVER CAFÉ – MICHELIN-STARRED ITALIAN RESTAURANT



FULHAM ROWING CLUB



TESCO EXPRESS



BREAD LAB ARTISAN BAKERY



THE BLUE BOAT RIVERSIDE BAR AND RESTAURANT



ALL-DAY-DINING AT CHARLOTTE'S CLOUD

BRASSERIE BLANC RESTAURANT





...and everything else just minutes away

TURNERS FLORISTS



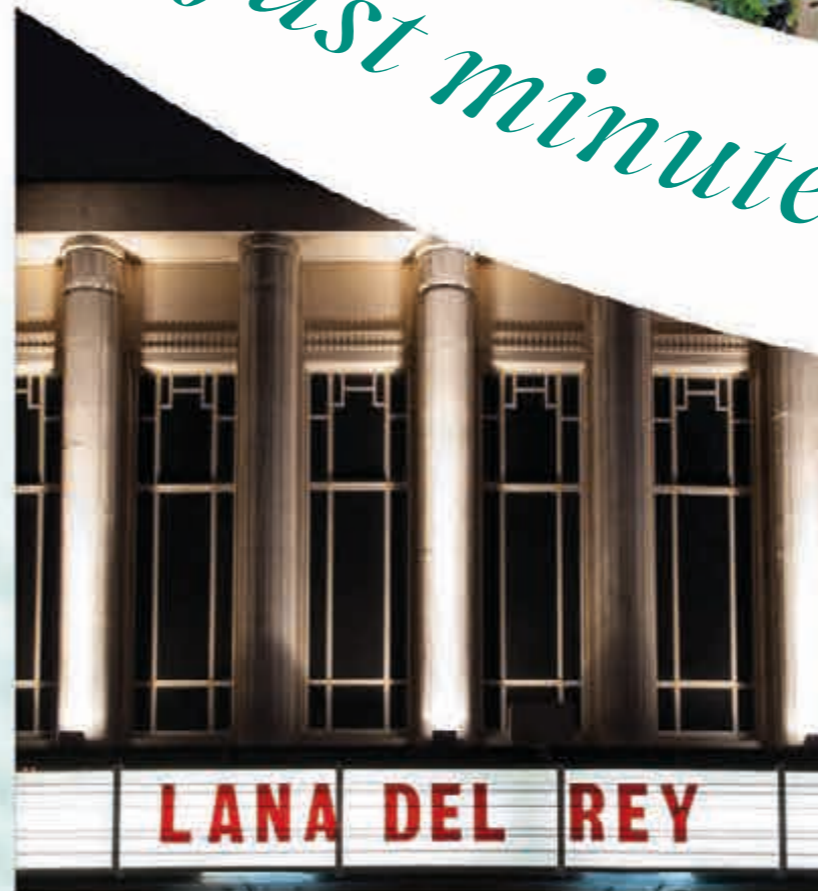
LOCAL SHOPPING AT LIVAT



RAVENS COURT PARK



RICK STEIN AT BARNES



HAMMERSMITH EVENTIM APOLLO



OLYMPIC STUDIOS



FULHAM FOOTBALL CLUB



THE LYRIC HAMMERSMITH THEATRE



A riverside London address

Fulham Reach is tucked away from it all, yet the whole of London is yours for the taking. By river taxi, bus, tube, or foot – the best shopping, dining and entertainment are all yours, in minutes.

Hammersmith Underground Station is conveniently located moments from Fulham Reach, offering four London underground lines that connect you to every corner of the city.

Hammersmith Underground Station is just a 5-minute walk from Fulham Reach



Conveniently located for everything London has to offer



FOR
WESTFIELD SHOPPING CENTRE
USE THE
CIRCLE OR
HAMMERSMITH & CITY LINE
TO
Shepherd's Bush Market



FOR
THE LONDON MUSEUMS
USE THE
DISTRICT LINE
TO
South Kensington



FOR
HARRODS
USE THE
PICCADILLY LINE
TO
Knightsbridge



FOR
ROYAL BOTANIC GARDENS, KEW
USE THE
DISTRICT LINE
TO
Kew Gardens



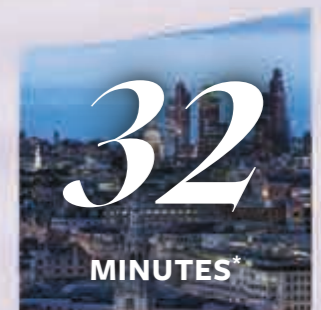
FOR
DESIGNER SHOPPING ON BOND STREET
USE THE
PICCADILLY LINE
TO
Green Park



FOR
THE WEST END
USE THE
PICCADILLY LINE
TO
Piccadilly Circus



FOR
EUROSTAR
USE THE
PICCADILLY LINE
TO
King's Cross St. Pancras



FOR
CITY OF LONDON
USE THE
CIRCLE OR
HAMMERSMITH & CITY LINE
TO
Liverpool Street

A hub for business

ALL WITHIN A 5 TO 15 MINUTE WALK

Fulham Reach benefits from a close proximity to a number of exciting global businesses, attracting some of the world's most dynamic minds. From the headquarters of Harrods to Virgin Media, there is an abundance of industry-leading brands within easy reach.



Moments away from Fulham Reach you will find some of the finest educational institutes in the country, with many of the leading universities and schools within eight miles of Fulham Reach.

The local vicinity offers schools which consistently rank at the top of national league tables, whilst a variety of world-class universities can easily be reached by car, bike or public transport. From LSE to King's College, the local universities are ranked amongst the world's best.

PREP & PRIMARY SCHOOLS

- 1 Fulham Prep School
- 2 Harroddian School
- 3 Kensington Prep School
- 4 The London Oratory School
- 5 Thomas's Fulham
- 6 Riverside Nursery
- 7 Thomas's Battersea
- 8 L'École de Battersea
- 9 Newton Preparatory School
- 10 Eaton Square School
- 11 Westminster Cathedral Choir School

SECONDARY SCHOOLS

- 1 St Paul's School
- 2 St Paul's Girls' School
- 3 Godolphin & Latymer School
- 4 Harroddian School
- 5 Lady Margaret School
- 6 The London Oratory School
- 7 Emanuel School
- 8 Harris Westminster

UNIVERSITIES

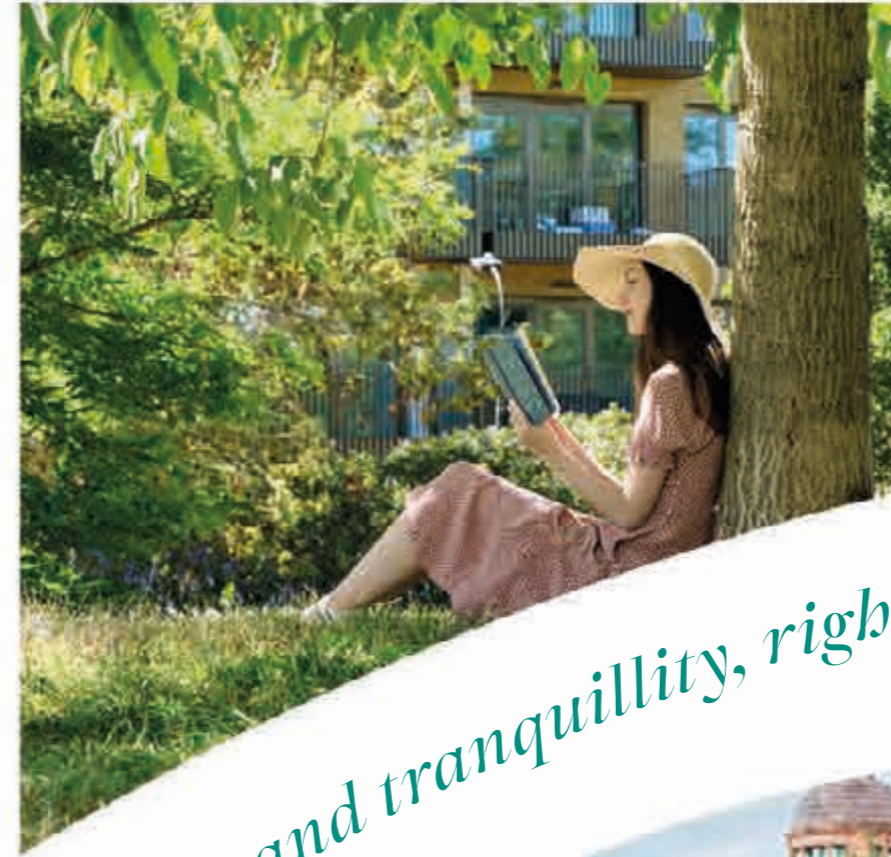
- 1 Imperial College London
- 2 University of West London
- 3 University College London
- 4 King's College London
- 5 London School of Economics and Political Science



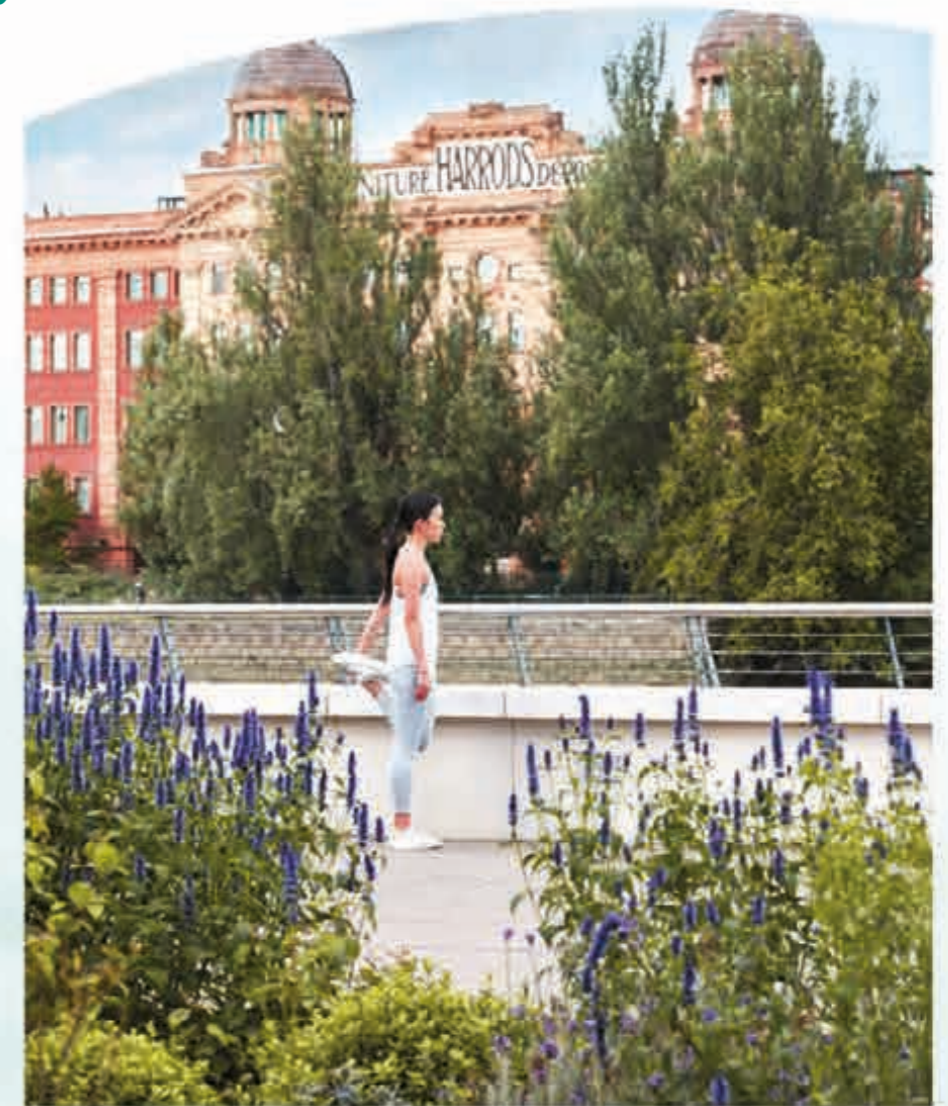
Excelling in education

Welcome to the leafier side of West London

Frank Banfield Park, right next to Palmer House, is the perfect place to unwind. Take a stroll, have a picnic, join in with yoga sessions, or simply stop for a while and breathe it all in.



Peace and tranquillity, right on your doorstep



There's nowhere better to watch the world go by




An inviting public space with cafés, shops and outdoor seating



Welcome to Fulham Reach

Nestled in the ideal spot by the river, just three miles west of central London, Fulham Reach has it all. It gives you the vibrancy of the city, the gentler pace of nature and the very best in modern architectural design.



Discover the Tamesis Club

The Tamesis Club is an exclusive residents' club located in Distillery Wharf at Fulham Reach. The health spa, gym, swimming pool, sauna and steam room put your wellbeing first with state-of-the-art facilities to relax and uplift you.

Your oasis awaits

With a swimming pool, spa, and gym at the Tamesis Club, residents' lounge and entertainment rooms, the residents' facilities at Fulham Reach offer a retreat from the outside world, with your own space to pamper and rejuvenate.

Enjoy an extensive array of activities designed to nurture a balanced and healthy lifestyle



THE SWIMMING POOL



THE GYM



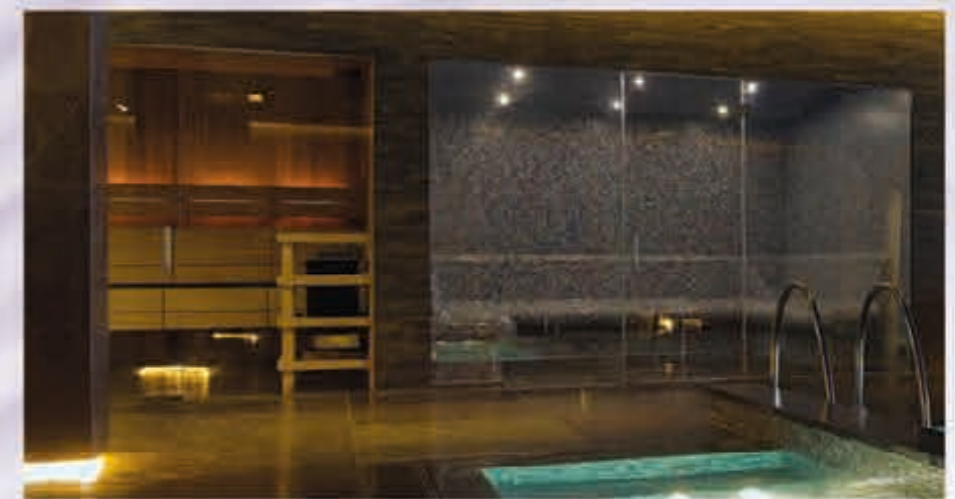
THE SNOOKER ROOM



VIRTUAL GOLF



PRIVATE CINEMA ROOM



THE SAUNA AND STEAM ROOM

Palmer House

A collection of stylish Manhattan, one, two and three bedroom apartments in the final addition to Fulham Reach.

Situated next to Frank Banfield Park, the riverside is only a stone's throw away along a Boulevard buzzing with cafés, shops and spaces to socialise.

An inviting Boulevard just moments from your door

*A place to meet,
relax and just be*





FULHAM REACH LONDON W6

PALMER HOUSE

FULHAM REACH BOAT CLUB

CONCIERGE

HAMMERSMITH UNDERGROUND STATION



THE TAMESIS CLUB

CAR PARK ENTRANCE

THAMES TIDEWAY

CHANCELLOR'S ROAD

THE BLUE BOAT

REGATTA WALK

PALMER HOUSE

FULHAM REACH MARKETING SUITE

BREAD LAB



TESCO Express

RIVER THAMES

THE BOULEVARD

BRASSERIE BLANC

THE BOULEVARD

DISTILLERY ROAD

FRANK BANFIELD PARK

CADDI CLUB

RIVERSIDE PROMENADE

WINSLOW ROAD

The site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice

Interiors





Dusk Palette



Dawn Palette



Apartment Specification

GENERAL

- Comfort cooling to Living Room and Bedrooms¹
- Balcony or terrace to all apartments
- Timber finish apartment entrance door
- White finish internal doors and architraves
- Double glazed balcony doors and windows
- Engineered timber flooring to Entrance Hallway, Living, Dining and Kitchen areas
- Carpet to Bedrooms²
- Porcelain floor tiles to Utility Cupboard
- Painted skirtings to Hallway, Living, Dining, Kitchen and Bedrooms
- Bedroom wardrobes with lacquered doors, internal shelf, hanging rail and LED lighting to Bedroom One and Second Bedroom of Three Bedroom homes only
- Hallway / Utility Cupboard with internal shelf, hanging rail, and LED lighting where applicable, with Siemens washer / dryer
- Ten year warranty from date of legal completion
- 999 year lease from January 2011

BATHROOM, ENSUITES AND SHOWER ROOMS

- Villeroy & Boch WC and basin
- Floor mounted, soft closing WC
- Brushed brass taps, thermostatic bath filler / shower valve
- Brushed brass robe hooks
- Brushed brass electric heated towel rail
- Brushed brass rain shower and separate handheld shower to bath and shower enclosures
- Fixed glazed shower screens to bath and shower enclosures
- Stone vanity counter top³
- Porcelain floor and wall tiles (two and a half walls)
- Porcelain tiled bath panel (with access panel)
- Custom designed vanity unit with mirror, feature lighting, storage and concealed shaver socket
- Niche to bath / shower enclosure



KITCHEN

- Custom designed fully integrated European Kitchens
- 1.5 bowl white recessed sink with drainer grooves to worktop⁴
- Stone worktops with co-ordinated full height splashbacks
- Feature open shelving at high-level
- Feature lighting below high-level cupboards
- Integrated Miele fan assisted electric oven, microwave oven and induction hob
- Integrated extractor fan
- Integrated Siemens fridge freezer
- Integrated Siemens dishwasher
- Built-in wine cooler

LIGHTS AND ELECTRICALS

- Recessed downlighters to all rooms
- Feature pendant lights to kitchen breakfast bar
- TV, line rental and broadband for 12 months⁵
- Telephone / home network points to Living Room and Bedroom One
- TV point to Living Room
- USB charging points to Living Room, Kitchen and Bedroom One
- Metal switches and high-level sockets
- Plastic low-level and hidden sockets

FACILITIES

- 24-hour Concierge⁶
- Exclusive access to the Tamesis Club; the spa with swimming pool, sauna, steam room, treatment room, cinema room, snooker room and virtual golf facilities⁷
- Landscaped park, riverside promenade, water features and courtyard⁸
- Interior designed entrance lobbies, lifts and corridors

SECURITY

- Video entry phone system with link to Concierge
- Smoke detectors to hallway and common areas
- Sprinklers fitted in all apartments and communal corridors
- Multi-point high security door locking system to entrance door with door view
- CCTV security system to car park, entrance lobby and development⁶

SUSTAINABILITY

- Energy efficient LED lighting throughout
- Sustainably sourced timber
- Mechanical ventilation system
- High performance double glazing to all doors and windows

NOTES

1. The comfort cooling is designed to provide an ambient temperature within the apartment for the majority of external temperatures. This may not be achieved in extreme temperature conditions. 2. Engineered timber flooring to bedrooms in Manhattan apartments and study in Apartment 666. 3. The stone is a natural product and therefore subject to variations. 4. Single Bowl Stainless steel recessed sink to One Bed and Manhattan apartments. 5. 1 year pre-paid subscription. Subject to future connection by the purchaser. 6. Payable via the service charge. Phased in over the course of the development. 7. Membership of the Tamesis Club is payable via the service charge. Additional charges may be payable for select services. 8. Maintenance payable via the service charge.

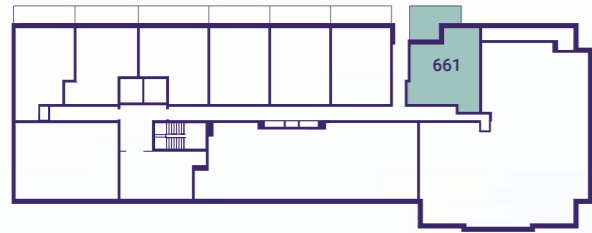


Floorplans



Apartment Finder

GROUND FLOOR



FIRST FLOOR



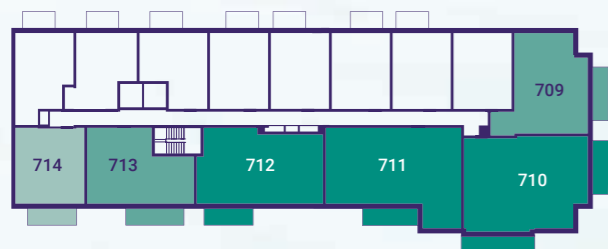
SECOND FLOOR



THIRD FLOOR



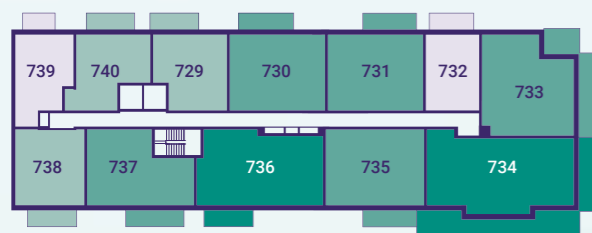
FOURTH FLOOR



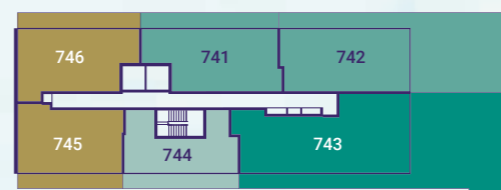
FIFTH FLOOR



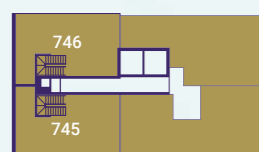
SIXTH FLOOR



SEVENTH FLOOR



EIGHTH FLOOR



KEY

- 1 BEDROOM MANHATTAN APARTMENTS
- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS
- 3 BEDROOM APARTMENTS
- 3 BEDROOM PREMIER DUPLEX APARTMENTS

APARTMENT FLOOR PAGE

ONE BEDROOM MANHATTAN APARTMENTS		
720 & 732	5 & 6	48
739	6	49

APARTMENT FLOOR PAGE

ONE BEDROOM APARTMENTS		
661	0	50
666	1	51
672, 686, 700, 714, 726 & 738	1, 2, 3, 4, 5 & 6	52
717 & 729	5 & 6	53
728 & 740	5 & 6	54
744	7	55

APARTMENT FLOOR PAGE

TWO BEDROOM APARTMENTS		
667	1	56
671, 685, 699, 713, 725 & 737	1, 2, 3, 4, 5 & 6	57
681, 695 & 709	2, 3 & 4	58
718 & 730	5 & 6	59
719 & 731	5 & 6	60
733	6	61
735	6	62
741	7	63
742	7	64

APARTMENT FLOOR PAGE

THREE BEDROOM APARTMENTS		
668, 682, 696, 710 & 722	1, 2, 3, 4 & 5	66
669, 683, 697, 711 & 723	1, 2, 3, 4 & 5	67
670, 684, 698, 712, 724 & 736	1, 2, 3, 4, 5 & 6	68
721	5	69
734	6	70
743	7	72

APARTMENT FLOOR PAGE

THREE BEDROOM PREMIER DUPLEX APARTMENTS		
745	7 & 8	74
746	7 & 8	76

One Bedroom Manhattan

APARTMENTS: 720 & 732

FLOORS: 5 & 6

TOTAL INTERNAL AREA	42 SQM	448 SQFT
Balcony Area	7 sqm	78 sqft
Bedroom	3.63m x 2.15m	11' 11" x 7' 1"
Kitchen	2.84m x 3.27m	9' 4" x 10' 9"
Living/Dining	3.29m x 3.13m	10' 10" x 10' 3"



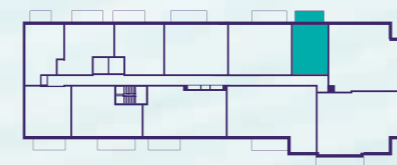
KEY

- ◄► Measurement Points
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- UFF Under Counter Fridge / Freezer
- MC Microwave*
- SDW Slimline Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below
- S Shelving

NORTH-WEST ELEVATION



FLOOR 5 SHOWN



Apartment layouts provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony/terrace dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. View points are indicative only. Floorplans have been scaled individually to fit the page. *Microwave in the Manhattan's are at high level in the wall units.

One Bedroom Manhattan

APARTMENT: 739

FLOOR: 6

TOTAL INTERNAL AREA	46 SQM	495 SQFT
Balcony Area	5 sqm	56 sqft
Bedroom	3.99m x 2.51m	13' 1" x 8' 3"
Kitchen	2.92m x 3.24m	9' 8" x 6' 11"
Living/Dining	3.62m x 3.24m	10' 3" x 10' 8"



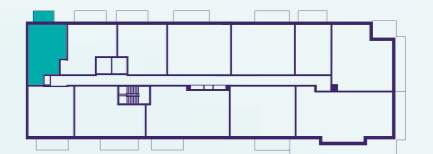
KEY

- ◄► Measurement Points
- W Wardrobe
- U Utility Cupboard
- UFF Under Counter Fridge / Freezer
- MC Microwave*
- SDW Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below

NORTH-WEST ELEVATION



FLOOR 6



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One Bedroom

APARTMENT: 661
FLOOR: GROUND

TOTAL INTERNAL AREA	50 SQM	538 SQFT
Terrace Area	11 sqm	116 sqft
Bedroom	3.83m x 3.53m	12' 7" x 11' 7"
Kitchen	2.17m x 5.11m	7' 2" x 16' 9"
Living/Dining	3.82m x 3.28m	12' 7" x 10' 9"



KEY

- ◄► Measurement Points
- W Wardrobe
- U Utility Cupboard
- FF Fridge/Freezer
- MC Microwave
- WC Wine Cooler
- DW Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below

NORTH-WEST ELEVATION



GROUND FLOOR



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One Bedroom Plus

APARTMENT: 666
FLOOR: 1

TOTAL INTERNAL AREA	66 SQM	713 SQFT
Balcony Area	6 sqm	67 sqft
Bedroom	2.78m x 3.16m	9' 2" x 10' 5"
Study	2.40m x 3.28m	8' 0" x 10' 9"
Kitchen	2.65m x 2.33m	8' 9" x 7' 8"
Living/Dining	3.86m x 5.29m	12' 8" x 17' 5"



KEY

- ◄► Measurement Points
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- FF Fridge/Freezer
- MC Microwave
- WC Wine Cooler
- DW Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below

NORTH-WEST ELEVATION



FLOOR 1



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One Bedroom

APARTMENTS: 672, 686, 700, 714, 726 & 738

FLOORS: 1, 2, 3, 4, 5 & 6

TOTAL INTERNAL AREA	53 SQM	575 SQFT
Balcony Area	8 sqm	86 sqft
Bedroom	5.30m x 3.00m	17' 5" x 9' 10"
Kitchen	2.64m x 3.85m	8' 8" x 12' 8"
Living/Dining	3.56m x 3.85m	11' 8" x 12' 8"



View over the Boulevard



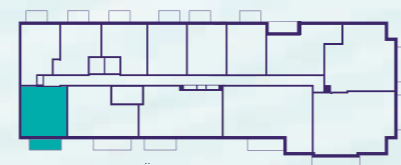
KEY

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- W Wardrobe
- U Utility Cupboard
- FF Fridge/Freezer
- MC Microwave
- WC Wine Cooler
- DW Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below

SOUTH-EAST ELEVATION



FLOOR 1 SHOWN



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One Bedroom

APARTMENT: 717 & 729

FLOORS: 5 & 6

TOTAL INTERNAL AREA	53 SQM	572 SQFT
Balcony Area	8 sqm	84 sqft
Bedroom	3.63m x 2.75m	11' 11" x 9' 1"
Bedroom/Dressing Area	2.10m x 2.11m	6' 11" x 6' 11"
Kitchen	2.22m x 4.60m	7' 3" x 15' 1"
Living/Dining	2.63m x 4.60m	8' 8" x 15' 1"



View over landscaped gardens



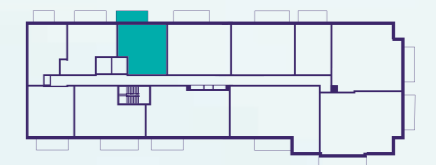
KEY

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- W Wardrobe
- U Utility Cupboard
- FF Fridge/Freezer
- MC Microwave
- WC Wine Cooler
- DW Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below

NORTH-WEST ELEVATION



FLOOR 5 SHOWN



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One Bedroom

APARTMENTS: 728 & 740

FLOORS: 5 & 6

TOTAL INTERNAL AREA	50 SQM	541 SQFT
Balcony Area	8sqm	84 sqft
Bedroom	3.66m x 2.75m	12' 0" x 9' 1"
Bedroom/Dressing Area	1.88m x 1.60m	6' 2" x 5' 3"
Kitchen	2.19m x 4.58m	7' 3" x 15' 0"
Living/Dining	2.65m x 4.58m	8' 8" x 15' 0"



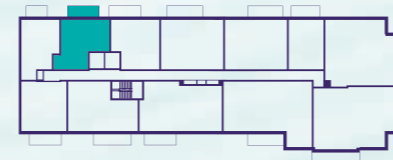
KEY

- ↔ Measurement Points
- W Wardrobe
- U Utility Cupboard
- FF Fridge/Freezer
- MC Microwave
- WC Wine Cooler
- DW Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below

NORTH-WEST ELEVATION



FLOOR 5 SHOWN



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One Bedroom

APARTMENT: 744

FLOOR: 7

TOTAL INTERNAL AREA	56 SQM	598 SQFT
Terrace Area	13 sqm	141 sqft
Bedroom	4.11m x 3.00m	13' 6" x 9' 10"
Kitchen	3.31m x 3.41m	10' 11" x 11' 2"
Living/Dining	3.31m x 4.87m	10' 11" x 16' 0"



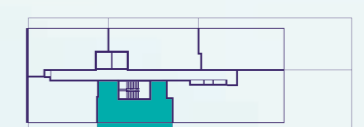
KEY

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- C Cupboard
- U Utility Cupboard
- FF Fridge/Freezer
- MC Microwave
- WC Wine Cooler
- DW Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below
- PS Privacy Screen

SOUTH-EAST ELEVATION



FLOOR 7



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Two Bedroom

APARTMENT: 667
FLOOR: 1

TOTAL INTERNAL AREA	96 SQM	1,038 SQFT
Balcony Area	8 sqm	88 sqft
Bedroom 1	3.20m x 3.72m	10' 6" x 12' 3"
Bedroom 1/Dressing Area	1.32m x 2.71m	4' 4" x 8' 11"
Bedroom 2	2.77m x 4.64m	9' 1" x 15' 3"
Kitchen	3.53m x 3.10m	11' 7" x 10' 2"
Living/Dining	3.95m x 5.27m	13' 0" x 17' 4"



View over Frank Banfield Park



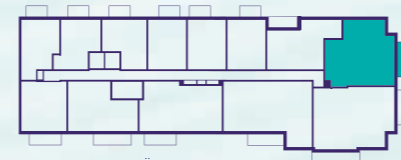
KEY

- ↔ Measurement Points
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- FF Fridge/Freezer
- MC Microwave
- WC Wine Cooler
- DW Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below

NORTH-WEST ELEVATION



FLOOR 1



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Two Bedroom

APARTMENTS: 671, 685, 699, 713, 725 & 737
FLOORS: 1, 2, 3, 4, 5 & 6

TOTAL INTERNAL AREA	71 SQM	761 SQFT
Balcony Area	9 sqm	101 sqft
Bedroom 1	2.83m x 2.75m	9' 4" x 9' 1"
Bedroom 1/Dressing Area	2.00m x 1.78m	6' 7" x 5' 10"
Bedroom 2	3.71m x 2.71m	12' 2" x 8' 11"
Kitchen	2.16m x 5.10m	7' 1" x 16' 9"
Living/Dining	2.58m x 5.10m	8' 6" x 16' 9"



View over the Boulevard



KEY

- ↔ Measurement Points
- W Wardrobe
- U Utility Cupboard
- FF Fridge/Freezer
- MC Microwave
- WC Wine Cooler
- DW Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below

SOUTH-EAST ELEVATION



FLOOR 1 SHOWN



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Two Bedroom

APARTMENTS: 681, 695 & 709

FLOORS: 2, 3 & 4

TOTAL INTERNAL AREA	77 SQM	831 SQFT
Balcony Area	8 sqm	88 sqft
Bedroom 1	2.75m x 4.07m	9' 1" x 13' 4"
Bedroom 2	2.88m x 3.45m	9' 5" x 11' 4"
Kitchen	3.02m x 2.50m	9' 11" x 8' 3"
Living/Dining	4.29m x 4.75m	14' 1" x 15' 7"



View over Frank Banfield Park



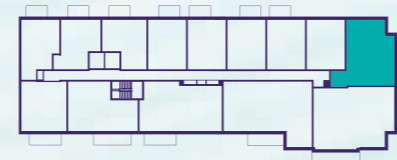
KEY

- ◄► Measurement Points
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- FF Fridge/Freezer
- MC Microwave
- WC Wine Cooler
- DW Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below

NORTH-WEST ELEVATION



FLOOR 2 SHOWN



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Two Bedroom

APARTMENTS: 718 & 730

FLOORS: 5 & 6

TOTAL INTERNAL AREA	74 SQM	794 SQFT
Balcony Area	9 sqm	96 sqft
Bedroom 1	3.75m x 3.15m	12' 4" x 10' 4"
Bedroom 1/Dressing Area	1.44m x 2.00m	4' 9" x 6' 7"
Bedroom 2	3.75m x 2.75m	12' 4" x 9' 1"
Kitchen	2.59m x 3.24m	8' 6" x 10' 8"
Living/Dining	5.05m x 3.49m	16' 7" x 11' 5"



View over landscaped gardens



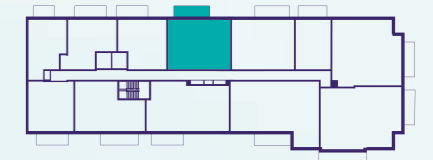
KEY

- ◄► Measurement Points
- W Wardrobe
- U Utility Cupboard
- FF Fridge/Freezer
- MC Microwave
- WC Wine Cooler
- DW Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below

NORTH-WEST ELEVATION



FLOOR 5 SHOWN



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Two Bedroom

APARTMENTS: 719 & 731

FLOORS: 5 & 6

TOTAL INTERNAL AREA	74 SQM	798 SQFT
Balcony Area	9 sqm	94 sqft
Bedroom 1	3.59m x 3.21m	11' 10" x 10' 7"
Bedroom 1/Dressing Area	1.60m x 1.91m	5' 3" x 6' 3"
Bedroom 2	3.59m x 2.84m	11' 10" x 9' 4"
Kitchen	2.65m x 3.33m	8' 9" x 11' 0"
Living/Dining	4.99m x 3.33m	16' 5" x 11' 0"



KEY

- ◀▶ Measurement Points
- W Wardrobe
- U Utility Cupboard
- FF Fridge/Freezer
- MC Microwave
- WC Wine Cooler
- DW Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below

NORTH-WEST ELEVATION



FLOOR 5 SHOWN



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Two Bedroom

APARTMENT: 733

FLOOR: 6

TOTAL INTERNAL AREA	85 SQM	917 SQFT
Terrace Area	13 sqm	138 sqft
Bedroom 1	3.58m x 3.59m	11' 9" x 11' 10"
Bedroom 1/Dressing Area	2.00m x 2.14m	6' 7" x 7' 0"
Bedroom 2	3.27m x 3.40m	10' 9" x 11' 2"
Kitchen	4.92m x 2.39m	16' 2" x 7' 10"
Living/Dining	4.26m x 4.69m	14' 0" x 15' 5"



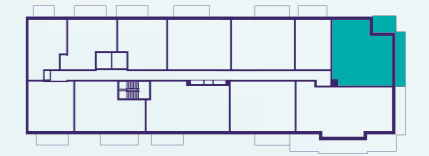
KEY

- ◀▶ Measurement Points
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- FF Fridge/Freezer
- MC Microwave
- WC Wine Cooler
- DW Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below

NORTH-WEST ELEVATION



FLOOR 6



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Two Bedroom

APARTMENT: 735
FLOOR: 6

TOTAL INTERNAL AREA	76 SQM	820 SQFT
Balcony Area	9 sqm	94 sqft
Bedroom 1	3.23m x 2.75m	10' 7" x 9' 1"
Bedroom 1/Dressing Area	1.60m x 2.75m	5' 3" x 9' 1"
Bedroom 2	3.63m x 2.91m	11' 11" x 9' 7"
Kitchen	2.45m x 3.11m	8' 1" x 10' 3"
Living/Dining	5.19m x 4.00m	17' 1" x 13' 2"



KEY

- ◄ Measurement Points
- W Wardrobe
- U Utility Cupboard
- FF Fridge/Freezer
- MC Microwave
- WC Wine Cooler
- DW Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below

SOUTH-EAST ELEVATION



FLOOR 6



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Two Bedroom

APARTMENT: 741
FLOOR: 7

TOTAL INTERNAL AREA	77 SQM	824 SQFT
Terrace Area	17 sqm	179 sqft
Bedroom 1	4.02m x 3.60m	13' 3" x 11' 10"
Bedroom 2	2.75m x 4.00m	9' 1" x 13' 2"
Kitchen	2.29m x 3.17m	7' 6" x 10' 5"
Living/Dining	3.34m x 5.85m	11' 0" x 19' 3"



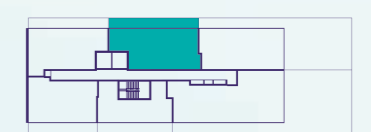
KEY

- ◄ Measurement Points
- W Wardrobe
- U Utility Cupboard
- FF Fridge/Freezer
- MC Microwave
- WC Wine Cooler
- DW Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below
- PS Privacy Screen

NORTH-WEST ELEVATION



FLOOR 7



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Two Bedroom

APARTMENT: 742

FLOOR: 7

TOTAL INTERNAL AREA	78 SQM	844 SQFT
Terrace Area	95 sqm	1,028 sqft
Bedroom 1	4.03m x 3.32m	13' 3" x 10' 11"
Bedroom 2	2.78m x 3.95m	9' 2" x 13' 0"
Kitchen	2.10m x 4.68m	6' 11" x 15' 5"
Living/Dining	4.05m x 5.42m	13' 4" x 17' 10"

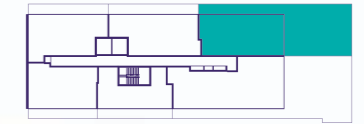
KEY

- ↔ Measurement Points
- W Wardrobe
- U Utility Cupboard
- FF Fridge/Freezer
- MC Microwave
- WC Wine Cooler
- DW Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below
- PS Privacy Screen

NORTH-WEST ELEVATION



FLOOR 7



View over landscaped gardens

View over Frank Banfield Park



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Three Bedroom

APARTMENTS: 668, 682, 696, 710 & 722

FLOORS: 1, 2, 3, 4 & 5

TOTAL INTERNAL AREA	115 SQM	1,235 SQFT
Balcony Area	19 sqm	206 sqft
Bedroom 1	3.75m x 3.16m	12' 4" x 10' 5"
Bedroom 1/Dressing Area	1.60m x 2.64m	5' 3" x 8' 8"
Bedroom 2	3.75m x 2.80m	12' 4" x 9' 2"
Bedroom 2/Dressing Area	1.46m x 1.93m	4' 10" x 6' 4"
Bedroom 3	2.75m x 4.30m	9' 1" x 14' 2"
Kitchen	2.26m x 5.77m	7' 5" x 18' 11"
Living/Dining	4.15m x 6.30m	13' 8" x 20' 8"

Three Bedroom

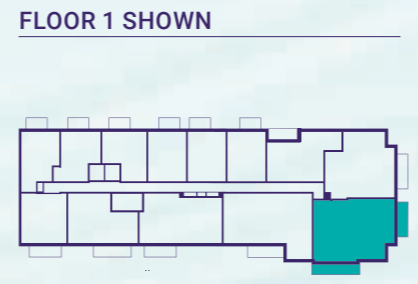
APARTMENTS: 669, 683, 697, 711 & 723

FLOORS: 1, 2, 3, 4 & 5

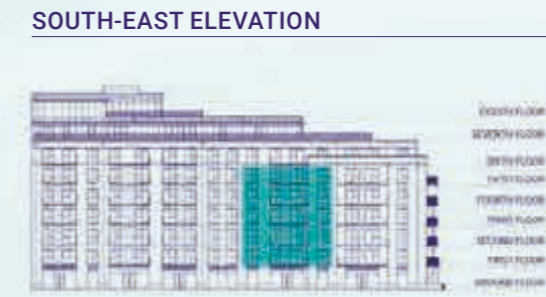
TOTAL INTERNAL AREA	115 SQM	1,239 SQFT
Balcony Area	9 sqm	95 sqft
Bedroom 1	3.84m x 3.05m	12' 7" x 10' 0"
Bedroom 1/Dressing Area	1.60m x 3.05m	5' 3" x 10' 0"
Bedroom 2	4.01m x 2.85m	13' 5" x 9' 4"
Bedroom 3	3.39m x 3.55m	11' 2" x 11' 8"
Kitchen	2.81m x 3.88m	9' 3" x 12' 9"
Living/Dining	7.31m x 3.88m	24' 0" x 12' 9"



- KEY**
- ◀▶ Measurement Points
 - W Wardrobe
 - C Cupboard
 - U Utility Cupboard
 - FF Fridge/Freezer
 - MC Microwave
 - WC Wine Cooler
 - DW Dishwasher
 - OV Oven
 - WD MVHR with Washer/Dryer below



- KEY**
- ◀▶ Measurement Points
 - W Wardrobe
 - C Cupboard
 - U Utility Cupboard
 - FF Fridge/Freezer
 - MC Microwave
 - WC Wine Cooler
 - DW Dishwasher
 - OV Oven
 - WD MVHR with Washer/Dryer below



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Three Bedroom

APARTMENTS: 670, 684, 698, 712, 724 & 736

FLOORS: 1, 2, 3, 4, 5 & 6

TOTAL INTERNAL AREA	92 SQM	989 SQFT
Balcony Area	8 sqm	86 sqft
Bedroom 1	3.19m x 2.75m	10' 6" x 9' 1"
Bedroom 1/Dressing Area	1.60m x 2.75m	5' 3" x 9' 1"
Bedroom 2	3.66m x 3.12m	12' 1" x 10' 3"
Bedroom 3	3.66m x 2.60m	12' 1" x 8' 7"
Kitchen	2.90m x 3.94m	9' 6" x 13' 0"
Living/Dining	4.74m x 3.94m	15' 7" x 13' 0"



KEY

- ↔ Measurement Points
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- FF Fridge/Freezer
- MC Microwave
- WC Wine Cooler
- DW Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below
- S Shelves

SOUTH-EAST ELEVATION



FLOOR 1 SHOWN



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Three Bedroom

APARTMENT: 721

FLOOR: 5

TOTAL INTERNAL AREA	105 SQM	1,132 SQFT
Balcony Area	8 sqm	87 sqft
Bedroom 1	3.01m x 3.62m	9' 11" x 11' 11"
Bedroom 1/Dressing Area	1.68m x 1.70m	5' 7" x 5' 7"
Bedroom 2	3.57m x 2.76m	11' 9" x 9' 1"
Bedroom 3	2.65m x 3.65m	8' 9" x 12' 0"
Kitchen	4.06m x 2.80m	13' 4" x 9' 2"
Living/Dining	4.26m x 5.75m	14' 0" x 18' 11"



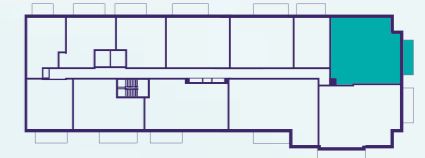
KEY

- ↔ Measurement Points
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- FF Fridge/Freezer
- MC Microwave
- WC Wine Cooler
- DW Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below

NORTH-WEST ELEVATION



FLOOR 5



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Three Bedroom

APARTMENT: 734

FLOOR: 6

TOTAL INTERNAL AREA	110 SQM	1,181 SQFT
Terrace Area	31 sqm	332 sqft
Bedroom 1	3.84m x 3.30m	12' 7" x 10' 10"
Bedroom 1/Dressing Area	1.60m x 3.30m	5' 3" x 10' 10"
Bedroom 2	3.39m x 3.40m	11' 2" x 11' 2"
Bedroom 3	4.09m x 2.74m	13' 5" x 9' 0"
Kitchen	2.23m x 5.04m	7' 4" x 16' 7"
Living/Dining	4.56m x 5.04m	15' 0" x 16' 7"



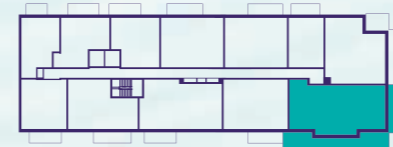
KEY

- ↔ Measurement Points
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- FF Fridge/Freezer
- MC Microwave
- WC Wine Cooler
- DW Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below

SOUTH-EAST ELEVATION



FLOOR 6



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Three Bedroom

APARTMENT: 743

FLOOR: 7

TOTAL INTERNAL AREA	109 SQM	1,177 SQFT
Terrace Area	119 sqm	1,281 sqft
Bedroom 1	3.50m x 3.03m	11' 6" x 9' 11"
Bedroom 1/Dressing Area	1.95m x 2.17m	6' 5" x 7' 2"
Bedroom 2	3.51m x 2.90m	11' 7" x 9' 7"
Bedroom 3	3.51m x 3.32m	11' 6" x 10' 11"
Kitchen	2.19m x 5.58m	7' 3" x 18' 4"
Living/Dining	5.59m x 4.93m	18' 4" x 16' 2"

KEY

- ↔ Measurement Points
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- FF Fridge/Freezer
- MC Microwave
- WC Wine Cooler
- DW Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below
- PS Privacy Screen

SOUTH-EAST ELEVATION



FLOOR 7



View over Frank Banfield Park

View over the Boulevard

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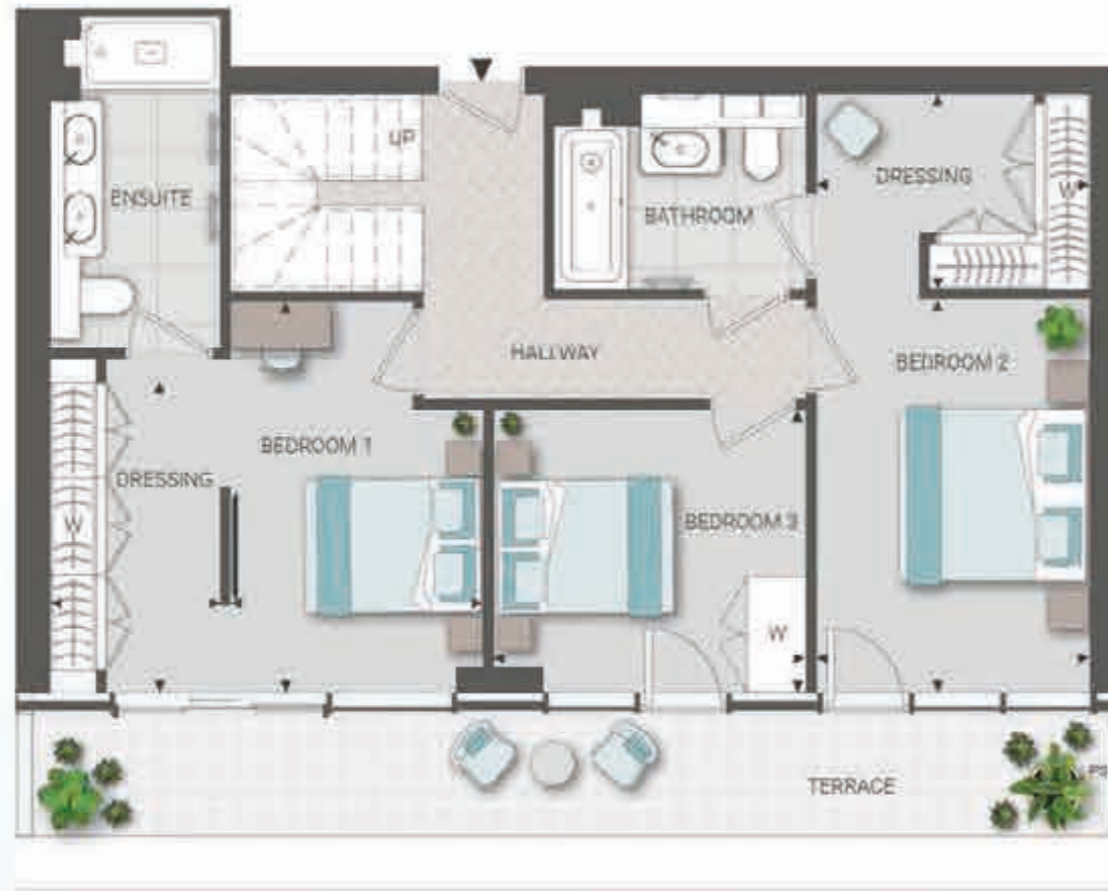


Three Bedroom Premier Duplex

APARTMENT: 745

FLOORS: 7 & 8

TOTAL INTERNAL AREA	136 SQM	1,462 SQFT
Terrace Area	84 sqm	902 sqft
Bedroom 1	4.06m x 2.63m	13' 4" x 8' 8"
Bedroom 1/Dressing Area	3.48m x 1.78m	11' 5" x 5' 10"
Bedroom 2	4.09m x 2.85m	13' 5" x 9' 4"
Bedroom 2/Dressing Area	2.03m x 2.85m	6' 8" x 9' 4"
Bedroom 3	2.94m x 3.25m	9' 8" x 10' 8"
Kitchen	4.48m x 2.97m	14' 8" x 9' 9"
Living/Dining	7.07m x 4.06m	23' 3" x 13' 4"
Pantry	2.45m x 1.78m	8' 1" x 5' 10"



View over the Boulevard



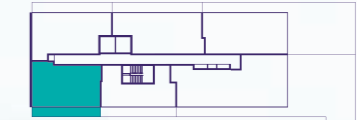
KEY

- ↔ Measurement Points
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- FF Fridge/Freezer
- MC Microwave
- WC Wine Cooler
- DW Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below
- PS Privacy Screen

SOUTH-EAST ELEVATION



FLOOR 7



FLOOR 8



View over Frank Banfield Park



View over the Boulevard



Apartment layouts provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony/terrace dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. View points are indicative only. Floorplans have been scaled individually to fit the page.



View towards landscaped gardens



Three Bedroom Premier Duplex

APARTMENT: 746

FLOORS: 7 & 8

TOTAL INTERNAL AREA	137 SQM	1,475 SQFT
Terrace Area	88 sqm	950 sqft
Bedroom 1	4.00m x 2.63m	13' 2" x 8' 8"
Bedroom 1/Dressing Area	3.41m x 1.78m	11' 3" x 5' 10"
Bedroom 2	4.02m x 4.25m	13' 3" x 14' 0"
Bedroom 2/Dressing Area	2.03m x 2.30m	6' 8" x 7' 7"
Bedroom 3	2.87m x 3.23m	9' 5" x 10' 7"
Kitchen	4.41m x 3.45m	14' 6" x 11' 4"
Living/Dining	6.98m x 4.00m	22' 11" x 13' 2"
Pantry	2.50m x 1.78m	8' 1" x 5' 10"

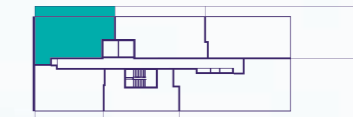
KEY

- ◄► Measurement Points
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- FF Fridge/Freezer
- MC Microwave
- WC Wine Cooler
- DW Dishwasher
- OV Oven
- WD MVHR with Washer/Dryer below
- PS Privacy Screen

NORTH-WEST ELEVATION



FLOOR 7



FLOOR 8



View towards landscaped gardens



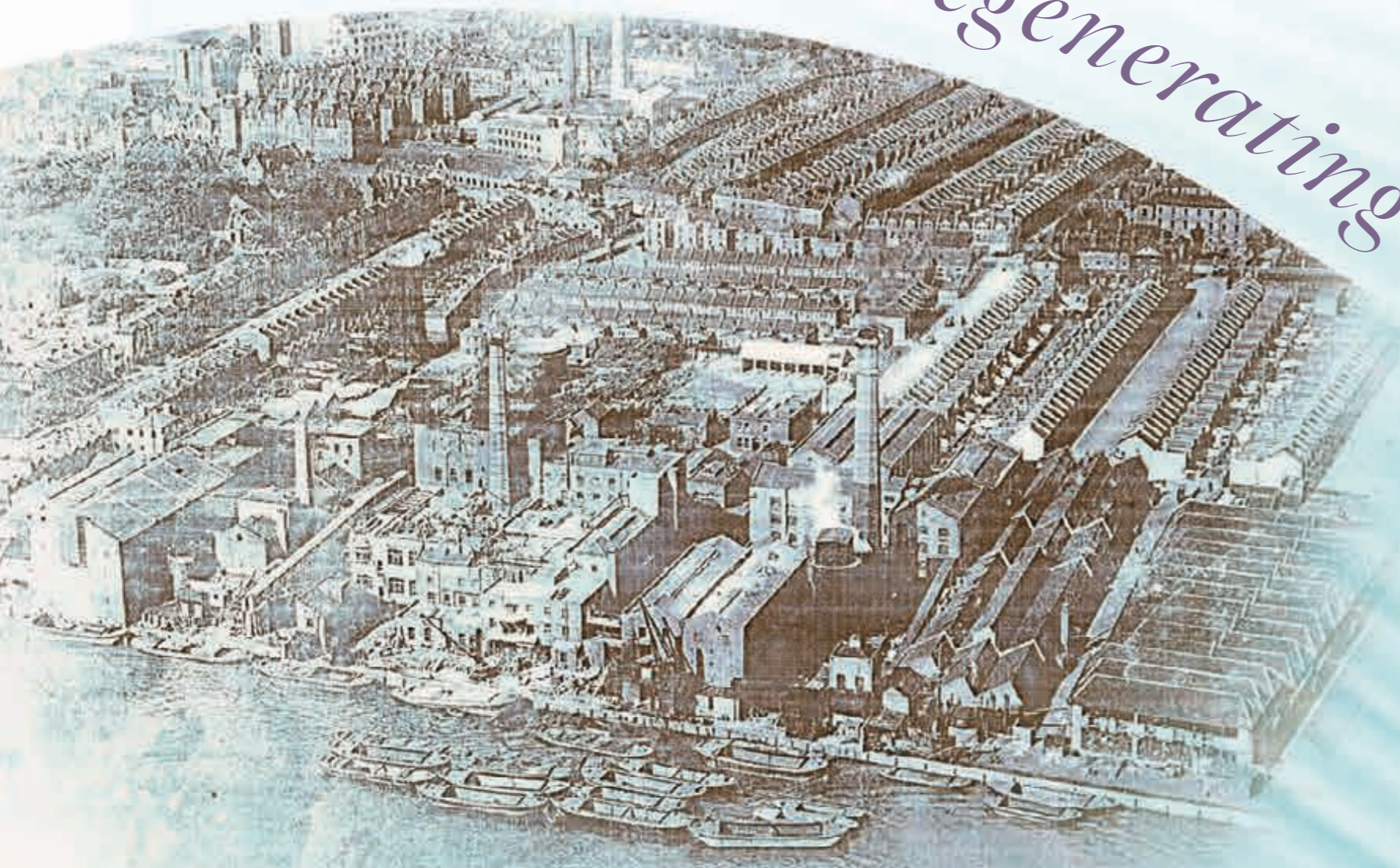
View over Frank Banfield Park

Apartment layouts provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurement are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing size and location may vary. All balcony/terrace dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design. View points are indicative only. Floorplans have been scaled individually to fit the page.



Fulham Reach: regenerating the riverside neighbourhood

Fulham Reach has opened up this brownfield riverside setting, formerly home to the Hammersmith Distillery and factories, to the public and residents alike. At the outset of the scheme, St George delivered a 150m landscaped river walk connecting the river with Frank Banfield Park for the first time. Two public artworks at either end of the expansive Boulevard bring further vibrancy to the outdoor spaces.



This is how we are ensuring sustainability at Fulham Reach

Sustainability at its heart

PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Fulham Reach.

NATURE AND BIODIVERSITY

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around Fulham Reach, we have created natural habitats that encourage wildlife to flourish. We are working with JTP to engage residents in the natural landscapes that we have created.

WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual-flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

ENERGY EFFICIENCY

Efficient use of electricity and gas helps to lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with mechanical ventilation units with heat recovery (MVHR). All lighting is low energy and kitchen appliances are A rated.



NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout Fulham Reach we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation to filter the internal air.

SUSTAINABLE TRANSPORT

Hammersmith Underground Station is located just a 5-minute walk from Fulham Reach. We will provide cycle parking and charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with Rendall & Rittner and residents to ensure the development remains in pristine condition.

FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure that our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

Designed for life

At St George, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.

CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions. And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

GREEN LIVING

For St George, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

CHOICE AND DIVERSITY

No two St George customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

QUALITY FIRST TO LAST

Quality is the defining characteristic of St George developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from St George you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

**CONSUMER
CODE
FOR
HOME BUILDERS**

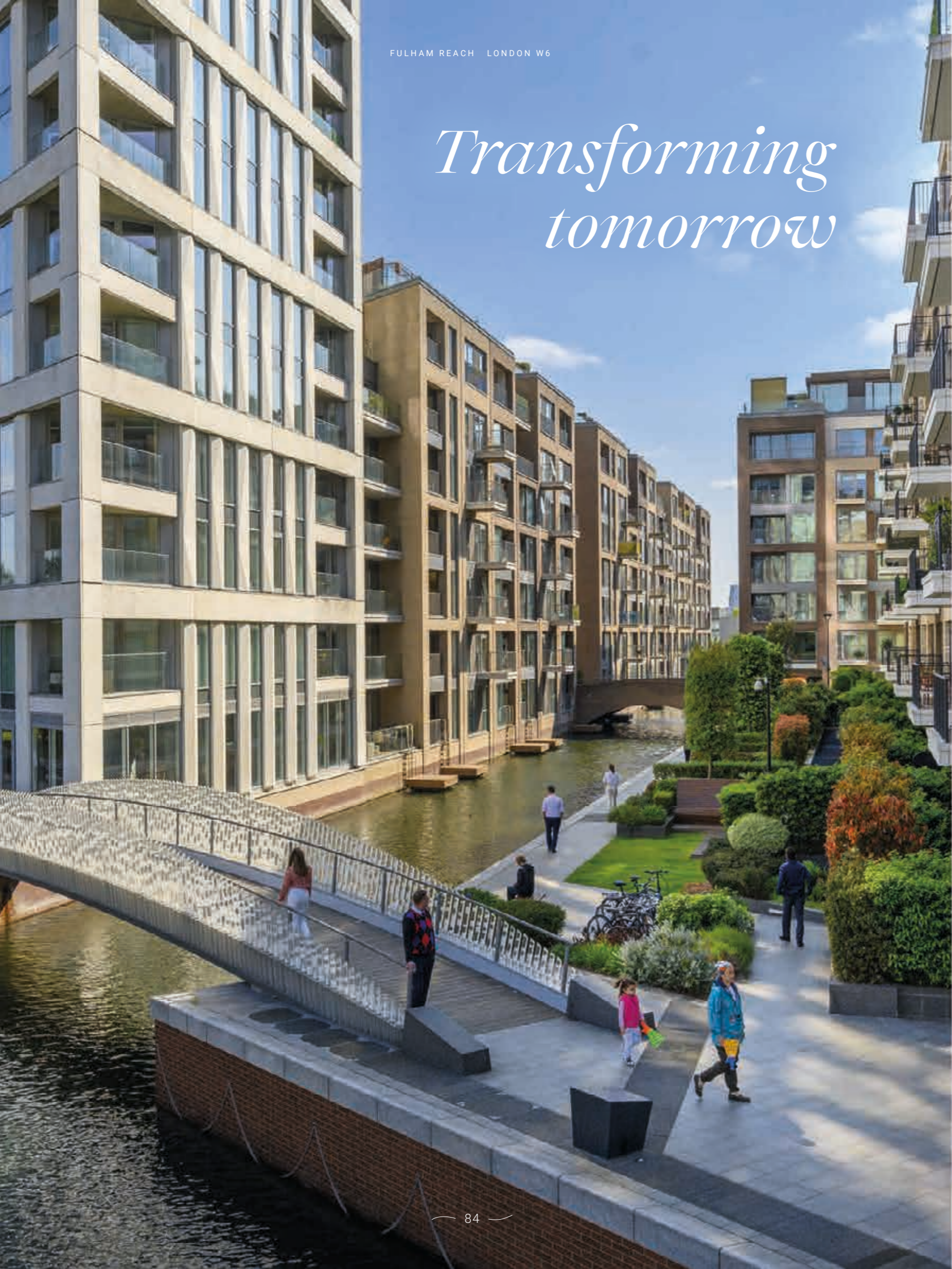
www.consumercode.co.uk



Proud members of the Berkeley Group



Transforming tomorrow



At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives.



We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our 10 year plan which sets out how we will achieve this.



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.

[Click here for more information on how we are TRANSFORMING TOMORROW](#)





MyHome Plus is an online service that is designed to help you manage key aspects of your new home at any time from anywhere around the world.

This section provides you with an overview of MyHome Plus key features to enhance your customer journey.

1. FILING CABINET

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.



2. MEET THE TEAM

This section provides an introduction to your dedicated Sales Consultant and Customer Service Manager. You will be able to view their contact details and to contact them directly from the platform.



3. OPTIONS & CHOICES SELECTION

When you buy a home with us, you will have the option to choose some of your home finishes. This will be subject to the development and property building stage but it's a chance to make it feel truly yours. You will be able to see the different options, the selection deadline date and submit your choice in this section of MyHome Plus. See the "next steps" section for further detail on this.

4. CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

5. MY GUIDES

View and download your buying and living guides to support you step-by-step through your journey with us.

Sign in by visiting berkeleygroup.co.uk/my-home/sign-in

NEXT STEPS

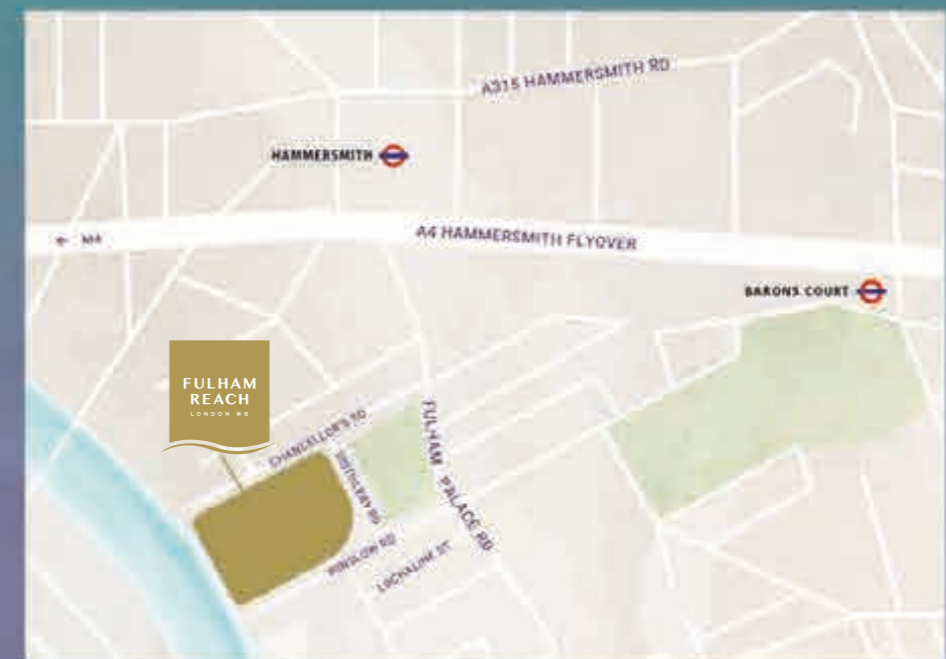
- (i) Your Sales Consultant will send you instructions to create and validate your MyHome account. Once your account is validated, your Sales Consultant will assign your property to your MyHome account and your account will be upgraded to a MyHome Plus account.
- (ii) Your Customer Service Manager will then be in touch to invite you in to our show apartment to view the interior selections available for the internal finishes that you have an option to select*.

*If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance

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VISIT OUR WEBSITE



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St George policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Palmer House is a marketing name and will not necessarily form part of the approved postal addresses. Applicants are advised to contact St George to ascertain the availability of any particular property. R337/41CA/11/23.

Purchasing uncompleted properties located outside Hong Kong is complicated and contains risk. You should review all relevant information and documents carefully. If in doubt, please seek independent professional advice before making a purchase decision. Planning permission number: 2011/00407/COMB. Borough/council issuing permission: London Borough of Hammersmith and Fulham. Acquiring interest: 999-year leasehold interest from January 2011.

